



**YORK COUNTY
COUNTY COUNCIL**

AGENDA • JANUARY 19, 2016



County Council Meeting

**Agricultural Building
Council Chambers**

6:00 PM

6 S. Congress Street, York, SC 29745

Call to Order

J. Britt Blackwell, Chairman

Invocation and Pledge of Allegiance

Council member Bruce Henderson, District 2

Oath of Office for newly appointed Board and Commission Members

- Stephanie Hallman, Keep York County Beautiful (At Large-2)
- Jason LaBarge, Rock Hill/York County Convention & Visitor's Bureau (At Large-6)
- David Oxendine, York County Economic Development Board (Manufacturing-5)
- Johnathan Worrall, York County Economic Development Board (Office-1)
- Jason Collett, York County Economic Development Board (Office-1)
- Gil Sowell, York County Economic Development Board (Warehouse/Distribution)
- Richard Roach, York County Economic Development Board (Agribusiness-5)
- Jackie Canty, York County Economic Development Board (Catawba Indian Nation)
- Antonia Barnes, Catawba Regional Workforce Investment Board
- Constance Larson, Catawba Regional Workforce Investment Board
- Hardy Lanier, Catawba Regional Workforce Investment Board

Appearances

Robert DeLoach to address Council regarding his property tax increase after loss of homestead exemption.

Public Forum Session (limited to thirty (30) minutes, two (2) minutes per person)

Public Hearing(s)

1. Rezoning Action: Consider Second Reading and Public Hearing:

Case #	15-36
Tax Map #	7160000002, 7160000051, 7160000057, 7160000069, 7160000076, 7160000078, 7160000079, 7160000080, 7160000081, 7160000082, 7160000083, 7160000084, & 7170000008
Zoning Request:	Request to rezone property from UD, BD-III, (Gold Hill Commons) PD, RUD & AGC TO PD
Acres:	360.51 +/-
Council District:	One (1) Johnson
Applicant:	Fort Mill Land Development, LLC
Owner:	Cato Land Development, LLC/The Cato Corporation

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Location: 2280 Deerfield Drive in the Fort Mill community
Planning and Development Staff: APPROVAL
Planning Commission: APPROVAL (6-1) (Barnett 5)

Staff Recommendation: Approval based on the information prepared by staff outlined in this Planning Commission Report and the findings below:

Project Positives

- Compatible uses with the surrounding vicinity
- Interconnecting street and pedestrian network
- Public trail facilities
- Higher density housing that will support a live/work environment
- A residential unit cap to ensure that a mix of uses will occur throughout the project
- Potential for the creation of an activity center for job producing office/professional uses
- Consistency with the Comprehensive Plan
- The proposed uses within the development will support the development of future transit routes and facilities

Potential Issues

- The project will add a significant number of trips to the Gold Hill/I-77 interchange and surrounding roads

Please Note: A copy of the 24” x 36” PD Plan is provided in the Council’s Yellow Folder

Old Business

1. Council to Consider Third Reading of AN ORDINANCE TO PROVIDE FOR THE ISSUANCE AND SALE OF \$108,970,000 GENERAL OBLIGATION BONDS OF 2016 OF YORK COUNTY, SOUTH CAROLINA, TO PRESCRIBE THE PURPOSES FOR WHICH THE PROCEEDS SHALL BE EXPENDED, TO PROVIDE FOR THE PAYMENT THEREOF, AND OTHER MATTERS RELATING THERETO.

2. Rezoning Action: Consider Second Reading:

Case # 15-32
Tax Map # 5460000122
Zoning Request: Request to rezone property from BD-I to BD-III
Acres: 0.77 +/-
Council District: Six (6) Blackwell
Applicant: John D. Rinehart
Owner: Main 7, LLC
Location: 4939 Mount Gallant Road in the Rock Hill community
Planning and Development Staff: DENIAL
Planning Commission: APPROVAL with Condition (7-0)

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Staff Recommendation: Denial based on the information prepared by staff outlined in this Planning Commission Report and the findings below:

1. The proposed rezoning is not consistent with the Comprehensive Land Use Plan for the area.
2. The proposed rezoning is not consistent with the character of the surrounding area.

Planning Commission Recommendation:

At its December 14, 2015 meeting the Planning Commission recommended approval of the rezoning and limited uses within the site to the following:

1. The use is limited to pet grooming services, pet supplies and kennels

At its January 4, 2016 meeting the Council proposed an additional condition:

1. All BD-I uses permitted within the BD-III Zoning District

3. Rezoning Action: Consider Second Reading:

Case #	15-34
Tax Map #	6480000005
Zoning Request:	Request to rezone property from RUD TO BD-III
Acres:	6.59 +/-
Council District:	One (1) Johnson
Applicant:	Earth and Woods, LLC
Owner:	Wells Fargo Bank
Location:	3354 Hwy 160 in the Fort Mill community
Planning and Development Staff:	DENIAL
Planning Commission:	APPROVAL with Condition (6-0) (Heinsohn (7) Recusal)

Staff Recommendation: Denial based on the information prepared by staff outlined in this Planning Commission Report and the findings below:

1. The proposed rezoning is not consistent with the Comprehensive Land Use Plan for the area.
2. The proposed rezoning is not consistent with the character of the surrounding area.

Planning Commission Recommendation:

At its December 14, 2015 meeting the Planning Commission recommended approval of the rezoning and limited uses within the site to the following:

- The use is limited to garden and lawn equipment sales and services

New Business

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1. Monthly Comprehensive Plan Update - Audra Miller, Planning Director
2. Request Council adoption of the submitted draft of the FY 2017 Budget Calendar.
3. Council to consider award of Bid #2320 regarding the purchase of a 2016 one ton 4x2 crew cab truck for use by Water and Sewer, to the lowest responsive and responsible bidder, Earl Tindol Ford of Gastonia, NC for a total cost of \$34,988.00.
4. Council to consider adoption of RESOLUTION IN SUPPORT OF ROCK HILL SCHOOL DISTRICT 3 SALE OF PROPERTY.
5. Council to consider an access agreement between U.S. Marine Corps Forces, Special Operations Command and Ebenezer Park, York County, South Carolina.
6. Council to consider authorization of a venue agreement at Ebenezer Park for the 2016 Polar Plunge.
7. COUNCIL TO CONSIDER ACCEPTANCE OF THE FOLLOWING ROADWAYS INTO THE COUNTY ROAD MAINTENANCE SYSTEM: MAY GREEN DRIVE, BAY TREE LANE, BAY TREE LANE (2), BRAYLEE BROOK DRIVE, BICYCLE COURT, STACY LANE, ALBANY PARK DRIVE, WALTLING STREET, WALTLING STREET (2), ALBANY PARK DRIVE (2).

Consent Agenda

1. Minutes of County Council - County Council Meeting - Jan 4, 2016 6:00 PM

Committee and Other Reports

Pennies for Progress Committee Meeting, January 15, 2016, 11:30am, Chairwoman Christi Cox

Finance & Operations Committee Meeting, January 19, 2016, 5:00pm, Chairman Michael Johnson

Council Member New/Non-agenda Comments

Executive Session: Personnel Matter: County Attorney Evaluation

Matters for consideration following Executive Session

Adjourn

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